

BOARD OF SUPERVISORS
COUNTY OF YORK
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Board of Supervisors held in the Board Room, York Hall, Yorktown, Virginia, on the ____ day of ____, 2005:

Present

Vote

James S. Burgett, Chairman
Walter C. Zaremba, Vice Chairman
Sheila S. Noll
Kenneth L. Bowman
Thomas G. Shepperd, Jr.

On motion of _____, which carried ____, the following resolution was adopted:

A RESOLUTION TO APPROVE A MINOR EXPANSION OF THE
JAMES-YORK PLAZA SHOPPING CENTER, A LEGALLY CON-
FORMING SPECIAL USE LOCATED AT 701A MERRIMAC TRAIL
(ROUTE 143)

WHEREAS, James-York Plaza, L.L.C. has submitted Application No. UP-657-05, which seeks to authorize a 9400-square foot addition to the existing James-York Plaza shopping center located on a 15.7-acre parcel of land at 701A Merrimac Trail (Route 143) and further identified as Assessor's Parcel No. 10-2-1; and

WHEREAS, the proposed addition constitutes an increase in floor area of greater than 5% and less than 25% and is, therefore, subject to the provisions set forth in Section 24.1-115(d) of the York County Zoning Ordinance; and

WHEREAS, the York County Board of Supervisors has determined that there will be no detrimental impact on any adjacent property as a result of the expansion of the facility and that it is consistent with the Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED by the York County Board of Supervisors this the ____ day of _____, 2005, that Application No. UP-657-05 be, and it is hereby, approved to authorize a 9400-square foot addition to the existing James-York Plaza shopping center located on a 15.7-acre parcel of land at 701A Merrimac Trail (Route 143), further identified as Assessor's Parcel No. 10-2-1, subject to the following conditions:

1. This approval shall authorize a 9400-square foot addition to the existing James-York Plaza shopping center located on a 15.7-acre parcel of land at 701A Merri-mac Trail (Route 143), further identified as Assessor's Parcel No. 10-2-1.
2. A site plan prepared in accordance with the provisions set forth in Article V of the York County Zoning Ordinance shall be submitted to and approved by the Department of Environmental Services, Division of Development and Compliance, prior to the commencement of any land clearing or construction activities on the subject property. Said site plan shall be in substantial conformance with the concept plan titled "Overall Plan: Additional Shops at James York Plaza," prepared by The Sirine Group, Ltd., dated September 15, 2004 and revised December 23, 2004.
3. Said site plan shall include a landscape plan showing additional plantings of trees and shrubs, either in the parking lot or around its perimeter, in accordance with the provisions of Section 24.1-606 of the Zoning Ordinance.
4. The building addition shall be of an architectural style, design, and color compatible with the existing shopping center buildings.